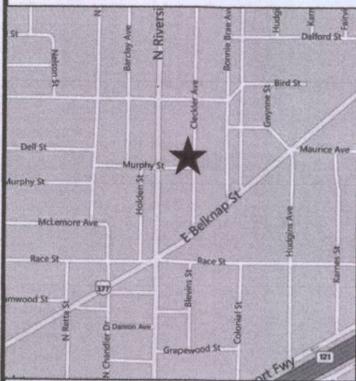


PROPERTY ADDRESS:
901 CLECKLER AVE
FORT WORTH, TEXAS 76111-4212
VICINITY MAP:
NOT TO SCALE

PROPERTY OWNER:
BRIAN BENTLEY
2528 JAMESTOWN LN
DENTON, TEXAS 76209



FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48439C0195K, EFFECTIVE SEPTEMBER 25, 2009, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN).

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, BRIAN BENTLEY IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING THE REMAINING PORTION OF LOT 1, BLOCK 9, GARDEN ADDITION TO RIVERSIDE 2ND FILING, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 204-A, PAGE 145 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE SHERIFF'S DEED TO BRIAN H. BENTLEY, EXECUTED DECEMBER 1, 1998 AND RECORDED UNDER VOLUME 13547, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND LYING IN THE INTERSECTION OF THE NORTHERLY LINE OF A 15' RESERVED STRIP IN USE AS MURPHY STREET WITH THE EASTERLY LINE OF A 10' ALLEY, BEING THE SOUTHWEST CORNER OF LOT 1 AND SAID BENTLEY TRACT;
THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1 AND SAID BENTLEY TRACT, THE EASTERLY LINE OF SAID ALLEY, 49.29 FEET TO A 1/2" IRON ROD FOUND CAPPED "FULTON" FOR THE NORTHWEST CORNER OF SAID LOT 1 AND SAID BENTLEY TRACT, BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 9 AND THAT CERTAIN TRACT DESCRIBED IN THE WARRANTY DEED FROM EL PIDIO ALVARADO AND GLORIA GALLEGOS TO EL PIDIO ALVARADO AND GLORIA GALLEGOS AND KARLA ALVARADO, DATED FEBRUARY 11, 2009, RECORDED UNDER INSTRUMENT NO. D209048187 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAID CORNER BEARS SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST 99.98 FEET FROM A 1/2" IRON ROD FOUND CAPPED "AA 4138" FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 9 OF SAID ADDITION;
THENCE SOUTH 89 DEGREES 08 MINUTES 10 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND LOT 2, THE COMMON LINE BETWEEN SAID BENTLEY AND SAID ALVARADO TRACT, 140.00 FEET TO A "Y" CUT SET IN CONCRETE ON THE WESTERLY RIGHT-OF-WAY LINE OF CLECKLER AVENUE (30' RIGHT-OF-WAY PER PLAT), BEING THE NORTHEAST CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00 DEGREES 29 MINUTES 55 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLECKLER AVENUE, THE EASTERLY LINE OF SAID LOT 1 AND SAID BENTLEY TRACT, 24.25 FEET TO AN "X" CUT FOUND IN CONCRETE, BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 AN CALLED 54 SQUARE FEET IN THE SPECIAL WARRANTY DEED FROM BRIAN H. BENTLEY TO THE CITY OF FORT WORTH, EXECUTED JULY 14, 2015, RECORDED UNDER INSTRUMENT NO. D215161586 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;
THENCE NORTH 89 DEGREES 40 MINUTES 06 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 2, 4.12 FEET TO A 5/8" IRON ROD FOUND CAPPED "CFW SURVEY DIV", BEING THE NORTHWEST CORNER OF SAID PARCEL 2;
THENCE SOUTH 00 DEGREES 00 MINUTES 56 SECONDS EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2, 13.33 FEET TO A 5/8" IRON ROD FOUND CAPPED "CFW SURVEY DIV", BEING THE SOUTHWEST CORNER OF SAID PARCEL 2;
THENCE NORTH 89 DEGREES 07 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, 4.00 FEET TO AN "X" CUT FOUND IN CONCRETE LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLECKLER AVENUE ON THE EASTERLY LINE OF SAID LOT 1 AND SAID BENTLEY TRACT, BEING THE SOUTHEAST CORNER OF SAID PARCEL 2, THE NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 AND CALLED 79 SQUARE FEET IN SAID DEED TO THE CITY OF FORT WORTH RECORDED UNDER SAID INSTRUMENT NO. D215161586;
THENCE SOUTH 44 DEGREES 18 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, 17.38 FEET TO A 5/8" IRON ROD FOUND CAPPED "CFW SURVEY DIV" LYING ON THE NORTHERLY LINE OF SAID 15' RESERVED STRIP IN USE AS MURPHY STREET, BEING THE SOUTHERLY LINE OF SAID LOT 1 AND SAID BENTLEY TRACT;
THENCE NORTH 88 DEGREES 45 MINUTES 51 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID 15' RESERVED STRIP, SAID LOT 1 AND SAID BENTLEY TRACT, 127.55 FEET TO THE POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT DOUGLAS WIERSIG, AGENT FOR THE OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 1-R, BLOCK 9, GARDEN ADDITION TO RIVERSIDE, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

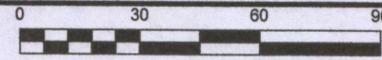
WITNESS MY HAND THIS 22nd DAY OF January, 2016.

Douglas Wiersig
DOUGLAS WIERSIG, DIRECTOR, TRANSPORTATION & PUBLIC WORKS DEPARTMENT,
CITY OF FORT WORTH, AGENT FOR OWNER BRIAN BENTLEY

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DOUGLAS WIERSIG, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF January, 2016.

Leticia A. Azocar
NOTARY SIGNATURE
LETICIA A AZOCAR
Notary ID # 128658656
My Commission Expires August 22, 2019

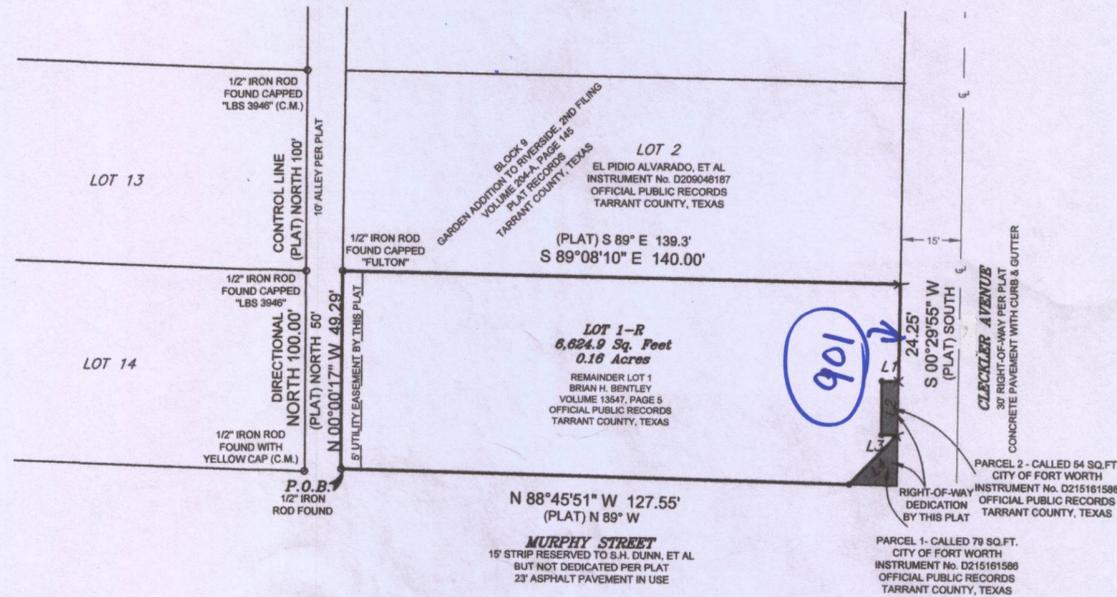
FINAL PLAT
LOT 1-R, BLOCK 9,
GARDEN ADDITION TO RIVERSIDE, SECOND FILING,
AN ADDITION TO THE CITY OF FORT WORTH,
IN THE A. McLEMORE SURVEY, ABSTRACT No. 1056,
BEING A REPLAT OF LOT 1, BLOCK 9, GARDEN ADDITION TO
RIVERSIDE SECOND FILING RECORDED UNDER VOLUME 204-A,
PAGE 145 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.



LEGEND

- PROPERTY LINE
- (C.M.) CONTROL MONUMENT
- X "X" CUT FOUND IN CONCRETE
- Y "Y" CUT SET IN CONCRETE
- 5/8" IRON ROD FOUND CAPPED "CITY FT WORTH SURVEY DIV"

LINE	BEARING	DISTANCE
L1	N 89°40'06" W	4.12'
L2	S 00°00'56" E	13.33'
L3	N 89°07'20" E	4.00'
L4	S 44°18'18" W	17.38'



STANDARD PLAT NOTES

WATER/WASTEWATER IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I IF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF THE SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE CONNECTION DATE A BUILDING PERMIT IS ISSUED OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENT. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREET, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

COVENANTS OR RESTRICTIONS ARE UN-ALTERED
THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

PRVs REQUIRED:
PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

SURVEYOR'S CERTIFICATE:

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 24, 2015 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Crystal Harris
CRYSTAL D. HARRIS, TEXAS R.P.L.S. No. 6157
CITY OF FORT WORTH
TRANSPORTATION & PUBLIC WORKS DEPARTMENT
SURVEYING SERVICES DIVISION
8851 CAMP BOWIE WEST BLVD., SUITE. 300
FORT WORTH, TEXAS 76116
PH. 817-392-7925
FIRM No. 10161300
FILE No. 614115001CDH
REVISED PER PLAT COMMENTS 11/20/15, REVISED PER PLAT CLEARANCES 12/9/15, REVISED PER WATER DEPT. COMMENT 1/20/16

CASE NUMBER: FS-015-202

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 1/22/16/2016
By: *Mary Elliott*
Secretary

FS15-202

THIS PLAT WAS FILED UNDER DOCUMENT No. 21616420
ON 22 DAY OF July, 2016